



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
9316 North 107th Street
Milwaukee, Wisconsin 53224-1121
TTY: Contact Through Relay
Jim Doyle, Governor
Aaron Olver, Secretary

Wisconsin Department of Commerce, Bureau of PECFA Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 67
Commerce #: 53215-2605-01-A
BRRTS #: 03-41-120504
Site Name: Arteaga Property
Site Address: 1601 W Becher St, Milwaukee, 53215
Site Manager: Nancy Ryan
Address: 2300 N Dr Martin Luther King, Jr. Dr
City, State Zip: Milwaukee, WI 53212-3128
Phone: (414) 263-8533
e-mail: Nancy.Ryan@Wisconsin.Gov
Bid Manager: Linda Michalets
Address: 9316 N 107th St
City, State Zip: Milwaukee, Wisconsin 53224-1121
Phone: (414) 357-4703
e-mail: Linda.Michalets@Wisconsin.Gov

| | |
|---|---------------------------------|
| Bid-Start Date: | July 05, 2010 |
| Questions must be received by (See Section 2 (B)): | July 19, 2010, 4:00 PM |
| Responses will be posted by (See Section 2 (B)): | August 06, 2010 |
| Bid-End Date and Time: | August 20, 2010, 4:00 PM |

Excerpts from the April 30, 2009 *Site Investigation Report* are included with this bid as a separate Adobe® pdf-formatted document for viewing and downloading. No copy shop is being used for purchase of hard copies of this information.

The case file that includes all reports submitted to date and upon which bids are being sought is available for review at the Site Manager's office location listed above. Please contact the Site Manager for an appointment to review the file.

SECTION 2 – Site-Specific Bid Requirements

General Comments

The Arteaga Property site is a former gasoline station. Seven underground storage tanks were removed in May 1997. Over the course of their use, the contents of the tanks reportedly included: leaded and unleaded gasoline, kerosene, diesel, waste oil and fuel oil. There are no other tanks known to be remaining on the property. The property is currently used for auto sales and service.

Much of the investigation of the site occurred in 2008 and 2009, but has not been completed. As of the date of this bid, the PECFA claim for previous work has been submitted (by the lender) and reimbursed, with the required deductible (\$10,000) being fulfilled.

Minimum Remedial Requirements

Note: Contract execution will require the chosen contractor to act as the PECFA Agent for all work under this bid cost cap. The PECFA Agent is responsible for managing and carrying the costs for an environmental clean up on behalf of the Responsible Party (RP) and for submitting the PECFA reimbursement claim(s).

Additional soil sampling is required. Advance five borings in the general areas located on the accompanying site figure, and as described below:

- Advance one boring to a depth of 4 feet below ground surface (ft bgs) near MW-2. Collect a soil sample from the interval with the highest PID reading, or if no elevated readings are noted, at a depth of 2 ft bgs for polynuclear aromatic hydrocarbons (PAHs) and lead analyses. Provide field-screening data for the entire borehole length.
- Advance one boring to a depth of 4 ft bgs near MW-6. Collect a soil sample from the interval with the highest PID reading, or if no elevated readings are noted, at a depth of 2 ft bgs for PAHs, lead, and petroleum volatile organic compounds (PVOCs) laboratory analyses. Provide field-screening data for the entire borehole length.
- Advance one boring to 8 ft bgs near MW-4. Collect soil samples from the interval with the highest PID reading within the top 4 feet, or if no elevated readings are noted, at a depth of 2 ft bgs for PAHs, lead, and petroleum volatile organic compounds analyses; collect a deeper sample from 6 to 8 ft bgs for PVOCs plus naphthalene analysis. Provide field-screening data for the entire borehole length.
- Advance one boring to 8 ft bgs near MW-3 and collect a soil sample from 6 to 8 ft bgs for PVOCs plus naphthalene analysis. Provide field-screening data for the entire borehole length.
- Advance one boring to 8 ft bgs near B7. Collect soil samples from the interval with the highest PID reading within the top 4 feet, or if no elevated readings are noted, at a depth of 2 ft bgs for PAHs, lead, and petroleum volatile organic compounds analyses; collect a deeper sample from 6 to 8 ft bgs for PVOCs plus naphthalene analysis. Provide field-screening data for the entire borehole length.

Complete three rounds of quarterly groundwater monitoring of the well network (10 wells total). All water samples should be laboratory analyzed for PVOCs plus naphthalene and dissolved lead. In addition, the first and last (third) rounds must

include laboratory analysis of water from MW-1 and MW-7 for PAHs. Groundwater elevation must be measured at each well prior to sampling.

As this is a small site, waste water should be removed from the site and properly disposed after each sampling event. Include soil and water disposal documentation in the final report.

Free product was recorded at wells MW-1 and MW-9. The observation of product in these and any other wells must be recorded during each sample round and tabulated. The presence of product should not prevent collection of water samples for laboratory analysis. In addition, the presence of product and its influence on the contaminant concentrations should be discussed in the final report.

The final report must include all of the following:

- Copies of the tank closure assessment reports from the RP, or find out from the RP why they are not available;
- Revised and updated site figures, including: a soil contamination map with depth of samples and analytical results; groundwater results map; site figure depicting the locations and depths of all utilities, and property boundaries;
- A geologic cross-section, extending north-south from B-8 to B-7. The cross section should include PID field screening results, sample depths and analytical results;
- Groundwater flow maps generated for each sample round;
- Updated analytical data tables.

Electronic reports must be submitted via the Commerce web site per the schedule in Section 3. Submit the final report, with all supporting documentation, to the DNR and Commerce managers. Include recommendations for additional work in the final report.

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the RP must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.

7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal

As an Agent, the contracted firm may request that the PECFA Claim Section allow for submittal of additional claims for reimbursement while completing this scope of work.

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs (if applicable) from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed or sent electronically (email) to the program. Documents received by fax or email will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid

is not allowed. No bid shall be altered or amended after the time specified for the bid end date.

8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE – BID ROUND 67

(1st Page)

Department of Commerce PECFA Program

Site Name: Arteaga Property

Commerce #: 53215-2605-01-A

BRRTS #: 03-41-120504

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2760 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

| | | |
|--------------------------|------------------------|-----------------|
| <input type="checkbox"/> | Professional Engineer | License # _____ |
| <input type="checkbox"/> | Professional Geologist | License # _____ |
| <input type="checkbox"/> | Hydrologist | License # _____ |
| <input type="checkbox"/> | Soil Scientist | License # _____ |



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed below. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

BID RESPONSE – BID ROUND 67

(2nd Page)

Department of Commerce PECFA Program

Site Name: Arteaga Property

Commerce #: 53215-2605-01-A

BRRTS #: 03-41-120504

Consulting Firm Name: _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

| | | |
|---|---|-----------|
| 1 | All activities associated with five soil borings (data collection and analysis, abandonment, waste disposal, etc) | \$ |
| 2 | Three rounds of groundwater monitoring, including all analytical costs and waste disposal | \$ |
| 3 | Project management and all reporting | \$ |
| 4 | Final PECFA Claim Preparation* | \$ |
| 5 | Total Bid Amount | \$ |

** Additional claims may be submitted with Claim Section Approval*